

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction CLOVERDALE

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
100 Healdsburg Avenue, Cloverdale, CA	5+	Renter	25	7	0	0	32	0	Low Income Housing Tax Credits, USDA Rural Development	Desnity Bonus	
(9) Total of Moderate and Above Moderate from Table A3					0	0					
(10) Total by Income Table A/A3			25	7	0	0					
* Note: These fields are voluntary (11) Total Extremely Low-Income Units*			4								

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**Table A2**

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	0	0	0	0	0	0	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	39	25	0	0	0	0	0	0	0	0	25	14
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	29	7	0	0	0	0	0	0	0	0	7	22
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		31	0	0	0	0	0	0	0	0	0	0	31
Above Moderate		122	0	0	0	0	0	0	0	0	-	0	122
Total RHNA by COG. Enter allocation number:		221	32	0	0	0	0	0	0	0	0	32	189
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation	Conserve and improve the existing housing stock to provide adequate, safe, and decent housing for all Cloverdale residents.	On-going	The City continues to partner with the Sonoma County Housing Rehabilitation Program to provide low-interest rehabilitation loans for homes and mobile homes owned or occupied by lower and moderate-income households. The City also reviews and recommends projects in the City's Capital Improvement Program (CIP) that will maintain and improve the City's older residential neighborhoods as well as projects that will facilitate opportunities for infill and transit-oriented housing.
Housing Rehabilitation	To facilitate the rehabilitation, improvement, and preservation of existing housing in Cloverdale.	On-going	The City continues to partner with the Sonoma County Housing Rehabilitation Program to provide access to opportunities for low-interest rehabilitation loans for homes and mobile homes owned or occupied by lower and moderate-income households. The City also reviews and recommends projects in the City's Capital Improvement Program (CIP) that will maintain and improve the City's older residential neighborhoods as well as projects that will facilitate opportunities for infill and transit-oriented housing.
Rehabilitation/Preservation Program	Continue to partner with the Sonoma County Housing Rehabilitation Program to provide low-interest rehabilitation loans for homes and mobile homes owned or	On-going	The City provides copies of pamphlets about the County Housing Rehab Program at City Hall and posts copies on the City Website.

	occupied by lower and moderate-income households.		
Capital Improvement Program	Review and recommend projects in the City's Capital Improvement Program (CIP) that will maintain and improve the City's older residential neighborhoods as well as projects that will facilitate opportunities for infill and transit-oriented housing.	Annually	The City is developing a CIP that outlines proposed improvements to sewer, water, drainage, and streets that support opportunities for in-fill development.
Mobile Home Parks	Encourage the preservation and maintenance of the community's three existing mobile home parks.	On-going	The City continues to partner with the Sonoma County Housing Rehabilitation Program to provide low-interest rehabilitation loans for mobile homes owned or occupied by lower and moderate-income households.
Mobile Home Park Maintenance	Specifically advertise the availability of home rehabilitation loans to mobile home owners through the program described in IP-1.1.1. Encourage residents utilizing program funds to include an Earthquake Reinforced Bracing System (ERBS) to help stabilize the dwelling during an earthquake in the rehabilitation work.	On-going	The City continues to partner with the Sonoma County Housing Rehabilitation Program to help provide rehabilitation assistance to mobile home parks.
Preserve existing affordable housing	To the maximum extent possible, retain permanent or long-term affordability for existing income-restricted affordable owner and rental housing units at risk of conversion to market rate housing.	On-going	The City has actively maintained existing affordability restrictions for units that received City funding as some property owners have requested to refinance existing loans.
Preservation of affordable housing	Monitor the existing stock of affordable units and work proactively to retain these units. As appropriate, partner with nonprofit housing organizations, including developers and community land trusts, to preserve and rehabilitate affordable units. Require permanent or a minimum 55-year affordability for units that receive City funding.	On-going	The City continues to partner with the Wallace House and Housing Land Trust of Sonoma County to preserve housing in Cloverdale
Funding	To the maximum extent possible, leverage City funds 10:1 in preservation projects (\$1 in City spending provides \$10 in total housing benefit).	On-going	The City will evaluate funding requests for affordable housing as requests are received.
Regional Housing Needs	Provide housing for all economic segments of the community.	On-going	The City continues to monitor the supply of residential land to accommodate the City's share of the regional housing need assessment.

Regional Housing Needs (RHNA)	Ensure an adequate amount of residentially designated land is available to accommodate City's share of the RHNA	On-going	The City continues to monitor the supply of residential land to accommodate the City's share of the regional housing need assessment by referencing the Vacant Land Inventory listed in Table 2.34 of the 2015-2023 Housing Element.
Monitoring	The City will monitor the supply of residential land to ensure sufficient developable land is available for single-family and multifamily residential development. If, at any time, the supply of sites zoned for multifamily housing falls below the quantity of land required to accommodate the City's remaining need for higher density multifamily housing, the City will initiate General Plan Amendments and/or rezonings to provide additional land.	On-going	An updated Vacant Land Inventory was completed at the end of 2014 and the City continues to reference the list when proposals for Zoning and/or General Plan changes come forward.
Infill Development	Wherever appropriate, the City will grant flexibility to encourage development on infill parcels using the tools currently provided within the Zoning Ordinance (PUD permits, density bonus, and second residential unit ordinance). This can be applied on a case-by-case basis in tandem with required discretionary review permits.	On-going	The City continues to utilize tools such as PUD Permits and density bonuses to encourage development on in-fill parcels. Specifically, the Cloverdale Family Apartments project at 100 Healdsburg Avenue approved in January of 2015 received a density bonus, and the Rink Parcel Map application also includes a request for approval of a PUD Permit and the City is currently reviewing the project.
Opportunity Sites	Pending resolution of the dissolution of the Redevelopment Agency, the City will initiate development on its Thyme Square and Cherry Creek sites. The process would include initiating requests for proposals and seeking developer partners to realize the vision for these properties as established in planning efforts and past development initiatives. In addition, the City will continue to pursue grants and other funding to improve connectivity to the planned SMART station site and emphasize residential development opportunity on nearby sites.	On-going	The City initiated preparation of a Conceptual Master Plan for the future development of the Thyme Square property.
Inclusionary Housing	Update Inclusionary Housing program to reflect current legal requirements and	On-going	The City is working on revising the Inclusionary Housing Ordinance to address recent court decisions, examine appropriateness and potential impacts of



	best practices.		making fee payment the primary method of compliance and establish a regular time frame for updates to the in-lieu fee schedule.
Inclusionary Housing Ordinance	Revise the Inclusionary Housing Ordinance to improve clarity regarding requirements and program administration and address recent court decisions regarding inclusionary zoning. Examine the appropriateness and potential impacts of making fee payment the primary method of compliance and establish a regular time frame for updates to the in-lieu fee schedule.	2015	City staff initiated review of the Inclusionary Housing Ordinance (IHO) including the applicability of the IHO to rental housing projects.
Large-Scale Non-Residential Projects	Consider the impacts on housing demand of large-scale commercial, industrial, and office projects.	On-going	City staff will consider implementing the Policy in the future.
Housing Impacts of Employment-Generating Uses	Consider preparing a study to examine the nexus between the development of large-scale office, commercial, and industrial projects on the need for affordable housing. Identify the housing impacts of these projects and the potential demand for new housing. If a nexus is found, consider adopting an impact fee to generate funds to be used to mitigate the impacts and assist in the development of affordable housing.	2017	City Staff will recommend and seek approval from the City Council to contract with a qualified firm to prepare an updated nexus study by 2017.
Second Dwelling Units	Continue to facilitate the construction of second dwelling units.	On-going	Second Residential Dwelling Units are currently an allowed use in all Residential Zoning Districts upon approval of a Minor Design Review Permit. Staff is considering relaxing the rear yard setback requirement to make it easier for more properties to be able to develop the units in accordance with City regulations.
Second Dwelling Units	Promote the development of second units as a source of lower-cost rental housing and a potential income source for home owners. Provide informational brochures regarding second unit opportunities and requirements at City Hall and on the City's website.	2015	The City of Cloverdale is working on promotion of the development of second units as a source of lower-cost rental housing through development of informational brochures regarding second unit opportunities and requirements at City Hall and on the City's website.
Manufactured Housing	Allow the placement of manufactured	2015	Manufactured houses are conditionally permitted in the R-R, R-1 and the R-2

	housing units on permanent foundations in Residential Zoning Districts.		Zoning Districts
Manufactured Housing	Amend the Zoning Ordinance to eliminate manufactured homes as a separate use and clarify that manufactured homes on permanent foundations are subject to the same level of review and development standards as conventional single-family homes, in compliance with state law.	2015	The Zoning Ordinance was amended in January 2015, including a change to allow manufactured houses, subject to approval of a conditional use permit, in all but one residential zoning district.
Mitigate Development Constraints	Address and mitigate, as appropriate, regulatory constraints to facilitate the development of housing affordable to lower- and moderate-income households.	On-going	The City approved the Cloverdale Family Apartments project at 100 Healdsburg Avenue with less parking spaces than normally would be required because the project will provide housing opportunities to lower-income households.
Flexible Parking Options	The City will continue to allow and encourage shared parking and allow both on-site and/or off-site provision of required spaces. In addition, the City will review and consider revising its shared parking program within the downtown commercial core to maximize the potential for mixed use development.	Review by 2015	The City amended the Zoning Ordinance to allow and encourage shared parking and allow both on-site and off-site provisions of required spaces.
Development Impact Fees	<p>The City shall review its current development impact fee program to confirm the appropriate level of impact fees to charge for multifamily residential units and second units based on the demand they create for public facilities and infrastructure. Where justified, the City shall consider reducing fees for multifamily units, second units, co-housing, and self-help housing units to encourage their construction. The City shall consider deferring the payment of development impact fees for projects that include affordable housing or reducing fees for lower-income housing on a sliding scale related to the level of affordability.</p> <p>The City shall also consider adopting a sliding-scale fee depending on the size of the unit or "locking" fees to the time of approval.</p>	2016	The City is planning to conduct a review of Development Impact Fees in 2016.

Available Funding Sources	Expand affordable housing opportunities for persons with special housing needs including the elderly, disabled, large families, farmworkers, homeless persons, households with extremely-low to moderate incomes, and first time home buyers.	On-going	The City continues to monitor the availability of County, State and Federal funds for affordable housing.
Available Funding Sources	Utilize County, State and federal programs and other funding sources that provide housing opportunities for extremely low-, very low-, low-, and moderate-income households and special needs households.	Annually	The City assists developers on an on-going basis as needed, including deferring fees when applicable. The Cloverdale Family Apartments project at 100 Healdsburg Avenue is an example of a 32-unit apartment project that was approved in 2015 and utilized such funding sources as TCAC, USDA and FHLB-AHP
Funding Sources	Assist housing developers in identifying opportunities to finance affordable housing intended for occupancy by household with special needs, particularly extremely low-income households, seniors, disabled and developmentally disabled persons, farmworkers, and homeless persons.	On-going	The City assists developers on an on-going basis as needed, including deferring fees when applicable. The Cloverdale Family Apartments project at 100 Healdsburg Avenue is an example of a 32-unit apartment project that was approved in 2015 and utilized such funding sources as TCAC, USDA and FHLB-AHP
Housing Fund	Maintain the City's housing fund, with contributions collected from private and public sources, including the in-lieu inclusionary housing fees to implement and/or supplement the City's housing programs. Use the Housing Fund to make housing available to extremely low to moderate-income Cloverdale residents.	On-going	The City continues to maintain the housing fund, and has initiated a review of the current in-lieu fee schedule and the Inclusionary Housing Ordinance.
Senior Housing	Continue to allow senior housing projects to be developed with requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighborhood. Maintain a requirement for sidewalks for senior housing projects.	On-going	In 2015 the Vine Ridge Assisted Living project located at 227 Treadway Drive was approved, a residential care facility for the elderly, includes 51 beds to provide care for persons 60 years of age and older.
Senior Housing	Continue to permit senior housing developments for persons aged 55 and over, with reduced parking and flexibility	On-going	The City approved the Vine Ridge Assisted Living project in 2015 with a reduction in the amount of required on-site parking.

	in the application of other requirements.		
Large Families	Encourage the development of housing appropriate for large families.	On-going	The City will implement this policy in the future as requests are received and/or a need arises.
Ggrant Funding	Continue to work with developers to apply for HOME grants or Community Development Block Grant (CDBG) funds specifically to accommodate large families.	On-going	The City continues to encourage developers to apply for HOME and CDBG grants as projects arise.
Housing for the Disabled	Continue to facilitate barrier-free housing in new development.	On-going	The City actively enforces the adaptability requirements contained in the California Building Code for new housing units as opportunities arise.
Sonoma Developmental Center	Monitor the potential closing of the Sonoma Developmental Center, a large group care facility for persons with developmental disabilities, and coordinate with the North Bay Regional Center, other local jurisdictions, and housing and service providers to provide support and assistance with the relocation of former residents, as needed.	Annually	As of the end of 2015, the state plans to close the Sonoma Developmental Center by 2018.
Homeless Housing and Services	Monitor and work to address the housing needs of homeless persons in the community.	On-going	The City regularly meets with the directors of the Wallace House to monitor the needs of the City's homeless.
Emergency Housing Demand	Continue to consult with the Cloverdale Police Department and homeless providers in the community to maintain ongoing estimates of the demand for emergency housing in the City.	On-going	The City regularly meets with the Police Department directors of the Wallace House to monitor the needs of the City's homeless.
Inter Agency Cooperation	Continue to work with private, county, and State agencies to provide emergency housing for the homeless.	On-going	The City regularly meets with the directors of the Wallace House to monitor the needs of the City's homeless.
Farmworker Housing	Promote improved housing conditions for farmworker households and the construction of additional farmworker housing.	On-going	The City coordinates with the Sonoma County Community Development Commission to provide housing assistance to farmworkers. Additionally, in 2015, the City approved a 32 unit apartment project called Cloverdale Family Apartments located at 100 Healdsburg Avenue that is 100% affordable and is specifically being marketed to farmworkers.
Regional Coordination	Work closely with Sonoma County representatives to address farmworker	Twice a year	The City regularly attends meetings with the Sonoma County Community Development Commission to address housing issues including housing for

	housing needs and coordinate the construction of farm worker housing in the community. Actively participate in Countywide committees and task forces to identify funding solutions such as a housing assessment.		farmworkers.
Application Assistance	Provide technical assistance to developers seeking to provide affordable units for farm workers in the City. Assist developers in the preparation of funding applications to the Joe Serna Jr. Farmworker Housing Grant program and other appropriate funding sources.	On-going	The Cloverdale Family Apartment project at 100 Healdsburg Avenue will be partially funded by sources such as the USDA
Equal Housing Opportunity	Promote housing opportunities for all person regardless of race, gender, age, sexual orientation, marital status or national origin.	On-going	The City continues to provide and distribute information regarding fair housing laws and resources to the public at City Hall and on the City website. The City also partners with the Sonoma County Community Development Commission to help promote equal housing opportunities for all people in Cloverdale.
Equal Housing Opportunity	Continue to promote equal access to housing for all persons in Cloverdale.	On-going	The City continues to provide and distribute information regarding fair housing laws and resources to the public at City Hall and on the City website. The City also partners with the Sonoma County Community Development Commission to help promote equal housing opportunities for all people in Cloverdale.
Fair Housing Information	Promote equal housing opportunity by providing and distributing information regarding fair housing laws and resources to the public at City Hall, the public library, social service centers, public transit providers, and on the City's website.	On-going	The City continues to provide and distribute information regarding fair housing laws and resources to the public at City Hall and on the City website.
Discrimination Complaint Processing	Establish and document a City procedure for investigating and appropriately handling housing discrimination complaints.	2016	The City has initiated a code enforcement tracking system specifically for housing discrimination complaints.
Nondiscrimination Clause	Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	On-going	The City provides nondiscrimination clauses in rental agreements and deed restrictions as opportunities arise.
Public Participation	Ensure public participation in the development of the City's housing policies.	Until adoption of Housing Element	New housing developments consisting of 2 or more units are required to obtain Major Design Review approval through the Planning Commission at a Planning Commission meeting, during which the hearing is opened up to the public and the public is invited to ask questions, speak and voice their opinion and/or any

			concerns about the project.
Public Participation	Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.	Until adoption of the Housing Element	New housing developments consisting of 2 or more units are required to obtain Major Design Review approval through the Planning Commission at a Planning Commission meeting, during which the hearing is opened up to the public and the public is invited to ask questions, speak and voice their opinion and/or any concerns about the project.
Housing Element Update	Continue to hold public hearings to discuss proposed revisions to the City's Housing Element.	Until adoption of the Housing Element	The City completed the public hearing process and the 2015-2023 Housing Element was formally adopted in January 2015.
Annual Review of Housing Element Implementation	Annually review the City's progress in implementing Housing Element programs and achieving housing goals.	Annually	The City has initiated a process in which the annual housing element report will be brought to the Planning Commission to review and track the progress of its implementation.
Annual Report	Prepare an annual report that describes the amount and type of housing constructed and housing-related activities for review by the Planning Commission and the City Council and submittal to the California Department of Housing and Community Development.	Annually	The City has initiated a process in which the annual housing element report will be brought to the Planning Commission to review and track the progress of its implementation.
Energy Use and Conservation	Promote effective and efficient land use when meeting housing needs, including consideration of energy and natural resources conservation, and green building technologies.	On-going	The City has adopted the California Green Building Standards Code as part of the City's Municipal Code, which help to conserve energy and natural resources in new housing developments. The City also distributes information at City Hall and on the City website with helpful tips on how to reduce water consumption and use less electricity.
Energy Use and Conservation	Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards.	On-going	The City has adopted the California Green Building Standards Code as part of the City's Municipal Code, which help to conserve energy and natural resources in new housing developments. The City also distributes information at City Hall and on the City website with helpful tips on how to reduce water consumption and use less electricity.
Education and Information	Develop informational materials for dissemination to developers and project designers during the initial stages of project design and review. These materials may include, but not be limited to, passive solar planning through subdivision, lot and structure orientation, protection of solar access, and application of passive and active energy saving features. The City shall also review its	2016	The City began to research available information that can be provided to the public at City Hall and through the City's website.

	land use regulations and subdivision ordinance and where appropriate add provisions which promote and/or require energy conservation planning as a factor in project approval.		
Energy Efficiency Standards	Ensure that all new residential development meets or exceeds the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings), and encourage the retrofitting of existing development to improve energy and conservation.	On-going	Through the Building Permit process, the City works with applicants and property owners to ensure that the standards of Title 24 are met, and where possible, exceeded.
Green Building	The City should support Green Building standards which aim to support a sustainable community by incorporating green building measures into the design, constructions, and maintenance of new buildings. The City will also work with stakeholders to develop a list of incentives that will help developers meet mandatory green building standards.	2016	The City has adopted the California Green Building Standards Code as part of the City's Municipal Code, which help to conserve energy and natural resources in new housing developments. The City also distributes information at City Hall and on the City website with helpful tips on how to reduce water consumption and use less electricity.
Reduction of Vehicle Use	Encourage a development pattern that helps reduce vehicle miles traveled and promotes transit ridership as well as pedestrian and bicycle access.	On-going	The Zoning Ordinance contains provisions for reduced parking standards for mixed use developments in the DTC and TOD Zoning Districts, two districts in which transit, rail and bicycle access is provided and/or planned to be provided.
Public Transit	Work with local and regional public transit providers and developers to encourage housing development located in close proximity to public transit facilities, particularly on sites located within close proximity to the planned SMART station. Incorporate development features that facilitate bicycle and pedestrian access and networking in project design.	On-going	The City approved a 32 unit apartment project called Cloverdale Family Apartments located at 100 Healdsburg Ave, in the Transit Oriented Development zoning district and in close proximity to transit and the SMART train station. The project was approved with less parking spaces than would normally be required in part due to the sites proximity to public transportation services.
Housing Preferences	Require that developers utilize City workforce housing preferences in the sale of below market rate homes to improve local affordable housing opportunities for	On-going	The City approved a 32 unit apartment project called Cloverdale Family Apartments located at 100 Healdsburg Ave, which is a 100% affordable project whose affordability levels will be based on local household income levels.

	those that work and/or live in Cloverdale.		
Infrastructure and Public Services	Ensure adequate infrastructure and public services are in place to serve existing and planned residential development.	On-going	In 2015 the City made significant improvements to the wastewater treatment plant as well as the water treatment plant in an effort to ensure adequate infrastructure and public services exist to serve the community.
Capital Improvement Program	The City shall continue to update and implement its five-year Capital Improvement Program to guide development of public facilities required by new residential demand and to improve existing facilities in need of upgrading. The City will continue to implement facilities master plans to increase water and sewer processing capacity.	Annually	In 2015 the City made significant improvements to the wastewater treatment plant as well as the water treatment plant in an effort to ensure adequate infrastructure and public services exist to serve the community.
Water and Sewer Services	Consistent with State Law, first priority for water and sewer hook-ups shall be given to developments that help meet the community's share of the regional need for lower-income housing.	On-going	As development opportunities arise, the City gives first priority for water and sewer hookups to developments that help meet the City's share of the regional housing needs allocation (RHNA).
Water Provisions for Lower-Income Households	The City's urban water management plans shall include projected water use for single-family and multifamily housing needed for lower-income households.	As Management Plans are updated	The City's urban water management plans shall include projected water use for single-family and multifamily housing needed for lower-income households.



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General Comments: